

This report has been prepared by the office of Spiire on behalf of The Seven Creeks Corporation Pty Ltd.

144 Welsford Street PO Box 926 Shepparton Victoria 3632

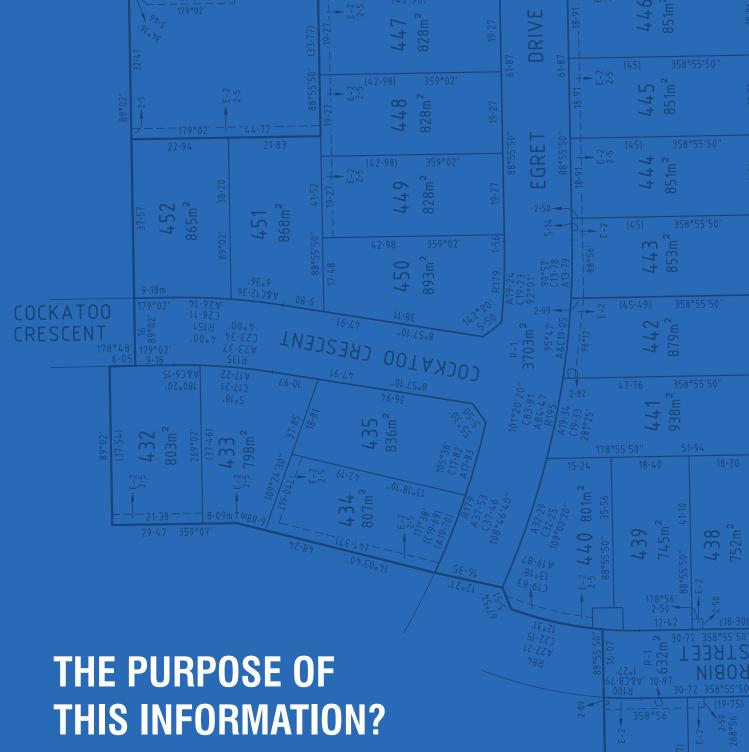
Australia

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www.developmentedge.com.au





THIS INFORMATION HAS BEEN PROVIDED ON BEHALF OF THE DEVELOPER AS A SUMMARY OF THE KEY FEATURES AND REQUIREMENTS AT SEVEN CREEKS ESTATE, SHEPPARTON. THE FOLLOWING INFORMATION IS INCLUDED IN THIS REPORT:

- Easements
- Water & Sewer Property Connections
- Underground Electrical
- Gas Supply
- Bushfire Attack Level (BAL)
- Protective Covenants
- Plan of Subdivision
- And, Engineering Plans.



EASEMENTS

An easement is a section of land registered on your title which gives someone the right to use the land for a specific purpose even though they are not the land owner. A common example of this is a sewer easement.

If you wish to build over an easement, you will need to get consent from whoever the easement is vested in e.g. Goulburn Valley Water. For information on easement locations please refer to your property title.

UNDERGROUND ELECTRICAL

Seven Creeks Estate is serviced by underground electricity, each property has been supplied with an electrical pit at its boundary where connection is to be taken from. For any issues during connection please contact Powercor Australia.

BUSHFIRE ATTACK LEVEL (BAL)

Sevens Creeks Estate is partially within a bushfire attack prone area. For further information on this please refer the Appendix A of this report.

WATER AND SEWERAGE PROPERTY CONNECTIONS

Seven Creeks Estate is serviced by town water and sewer. Each property has a pre tapped water and sewer connection. These connections have been brought within the boundary of each property. Information of the location and depth of the property connection can be found at Goulburn Valley Water.

GAS SUPPLY

Sevens Creeks Estate is serviced by underground Natural Gas. For any issues please contact Envestra.

PROTECTIVE COVENANTS

For information of the protective covenants at The Seven Creeks Estate please refer to Appendix B of this report.

APPENDIX A

BUSHFIRE ATTACK LEVEL REPORT

Department of Environment, Land, Water and Planning

Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 29 January 2016 02:07 PM

Lot and Plan Number: Lot 1 PS731264

Address: 7765 GOULBURN VALLEY HIGHWAY KIALLA 3631

This parcel is one of 2 parcels comprising the property.

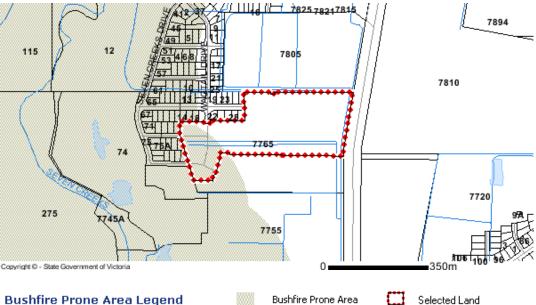
For full parcel details get the free Basic Property report at Property Reports

Local Government (Council): GREATER SHEPPARTON Council Property Number: 175402 (Part)

Directory Reference: VicRoads 675 M8

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply. Planning provisions may apply.

Designated Bushfire Prone Area Map



Bushfire Prone Area Legend



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011, as amended by gazette notices on 25 October 2012, 8 August 2013, 30 December 2013, 3 June 2014, 22 October 2014, and 19 August 2015.

The Building Regulations 2006 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed via the Bushfire Prone Areas Map Service at services.land.vic.gov.au/maps/bushfire.jsp or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit Planning Schemes Online

For Planning Scheme Provisions for this property return to the GetReports list and select the Planning Property Report.

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information provided. Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32(2)(dc) of the Sale of Land 1962 (Vic).

Lot-1-PS731264-BUSHFIRE-PRONE-AREA-PROPERTY-REPORT

Page 1 of 1

APPENDIX B PROTECTIVE COVENANTS

Lot under 1000 sq m.

COVENANT TO BE INSERTED IN TRANSFER

AND the Transferee with the intention that the benefit of this Covenant shall be attached to and run at law and in equity with every Lot on Plan of Subdivision No. 742396G (the Plan) other than the Lot hereby transferred (burdened land) and that the burden of this Covenant shall be annexed to and run at law and in equity with the burdened land does hereby for himself, his heirs, executors, administrators and transferees, and as separate Covenant covenants with the Transferor and the registered proprietor or proprietors for the time being of every Lot on the Plan and every part or parts thereof other than the burdened land hereby transferred, that the Transferee, his heirs, executors, administrators and transferees shall not at any time on the burdened land or any part of parts thereof:

- (a) build, construct or erect or cause or permit to be built, constructed or erected on the land hereby transferred any building other than one private dwelling house (constructed of all new materials) having an area of not less than 170 square metres within the outer walls thereof (such area to be calculated by excluding the area of any carports, workshops, garages, terraces, patios, pergolas or verandahs attached to such house) provided that nothing herein contained shall prohibit the erection on the said land of a garage and/or other normal residential outbuildings where a private dwelling house is or is being erected on the said land.
- (b) build, construct or erect or cause or permit to be built, constructed or erected on the land hereby transferred any garage and/or normal residential outbuilding having a height greater than 4 metres which together have a total aggregate floor area greater than 60 square metres provided that in calculating such total aggregate area of 60 square metres.
 - (i) The floor area of any garage which is incorporated as an integral part of the structure of a dwelling house constructed on the said land shall be ignored and,
 - (ii) The floor area of any normal residential outbuilding with a floor area not exceeding 10 square meters shall be ignored,
 - and further provided that nothing herein contained shall be construed as limiting the height of any garage which is incorporated as an integral part of the structure of a dwelling house constructed on the said land.
- build, construct or erect or cause or permit to be built constructed or erected on the (c) land hereby transferred any fence on the title boundaries (excluding the front boundary) other than a Neetascreen fence of 1.8 metres in height of a "Wilderness" colour. This height shall reduce in accordance with normal fencing design in the first two panels of each side boundary from the front boundary. This shall not apply to any part of the dwelling construction forming part of the title boundary.
- (d) move onto the land hereby transferred any building which has been wholly or partly completed nor any part thereof.
- (e) use the land hereby transferred for business purposes (with the exception of "Home Occupation" as defined in Clause 52.11 of the Greater Shepparton Planning Scheme) or as a depot.

PROVIDED always that the Transferor reserves the right to release, vary, add to or modify these Covenants in relation to other land of the Transferor including other land in the said Plan of Subdivision.

AND it is intended that the above Covenant shall appear on the Certificate of Title to issue for the said Lot hereby transferred and run at law and in equity with the said Lot.

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AND the Transferee with the intention that the benefit of this Covenant shall be attached to and run at law and in equity with every Lot on Plan of Subdivision No. 742396G (the Plan) other than the Lot hereby transferred (burdened land) and that the burden of this Covenant shall be annexed to and run at law and in equity with the burdened land does hereby for himself, his heirs, executors, administrators and transferees, and as separate Covenant covenants with the Transferor and the registered proprietor or proprietors for the time being of every Lot on the Plan and every part or parts thereof other than the burdened land hereby transferred, that the Transferee, his heirs, executors, administrators and transferees shall not at any time on the burdened land or any part of parts thereof:

- build, construct or erect or cause or permit to be built, constructed or erected on the (a) land hereby transferred any building other than one private dwelling house (constructed of all new materials) having an area of not less than 170 square metres within the outer walls thereof (such area to be calculated by excluding the area of any carports, workshops, garages, terraces, patios, pergolas or verandahs attached to such house) provided that nothing herein contained shall prohibit the erection on the said land of a garage and/or other normal residential outbuildings where a private dwelling house is or is being erected on the said land.
- (b) build, construct or erect or cause or permit to be built, constructed or erected on the land hereby transferred any garage and/or other normal outbuildings having a height greater than 4 metres which together have a total aggregate floor area greater than 80 square metres, provided that in calculating such total aggregate floor area of 80 square metres
 - the floor area of any garage which is incorporated as an integral part (i) of the structure of a dwelling house constructed on the land shall be ignored and
 - (ii) the floor area of any normal residential outbuilding with a floor area not exceeding 10 square metres shall be ignored,
 - and further provided that nothing herein contained shall be construed as limiting the height of any garage which is incorporated as an integral part of the structure of a dwelling house constructed on the said land.
- (c) build, construct or erect or cause or permit to be built constructed or erected on the land hereby transferred any fence on the title boundaries (excluding the front boundary) other than a Neetascreen fence of 1.8 metres in height of a "Wilderness" colour. This height shall reduce in accordance with normal fencing design in the first two panels of each side boundary from the front boundary. This shall not apply to any part of the dwelling construction forming part of the title boundary.
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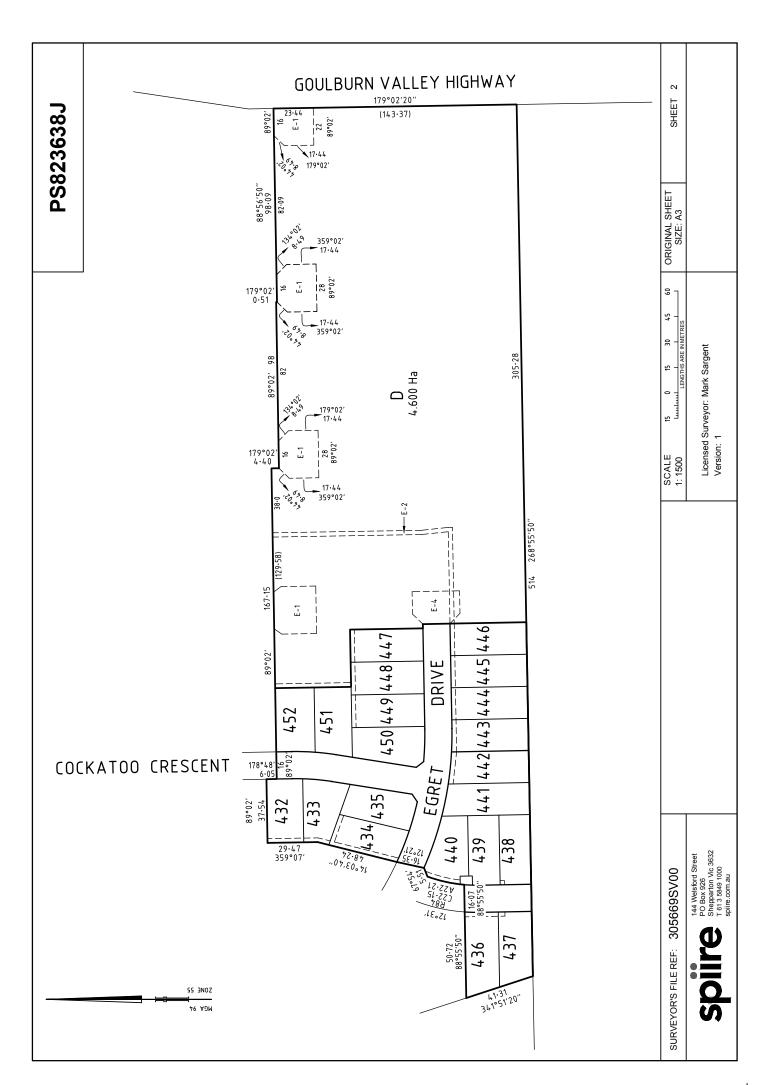
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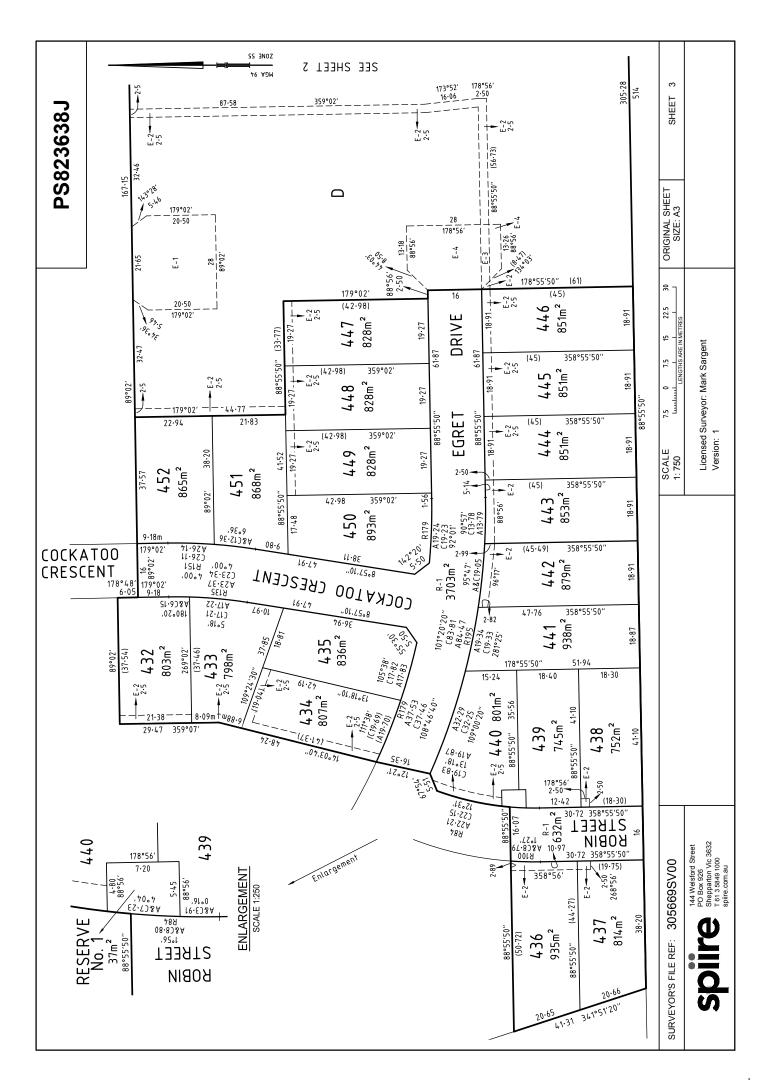
AND it is intended that the above Covenant shall appear on the Certificate of Title to issue for the said Lot hereby transferred and run at law and in equity with the said Lot.

APPENDIX C

PLAN OF SUBDIVISION

PLAN OF	SUBDIV	ISION		EDITION 1	PS	823638J					
LOCATION OF	LAND										
PARISH: KIALLA											
TOWNSHIP: -											
SECTION: -											
CROWN ALLOTMEN	T: 76 (Part)										
CROWN PORTION:	· · ·										
TITLE REFERENCE:	C/T VOL 1160	0 FOL 993									
LAST PLAN REFERE	ENCE: PS73126	4M, LOT 2									
POSTAL ADDRESS: (at time of subdivision)	7765 Goulburn Kialla 3631	Valley Highw	ay Kialla								
MGA94 CO-ORDINA (of approx centre of land i			ZONE: 55								
VESTING	OF ROADS A	ND/OR RE	SERVES		NOTATIONS						
IDENTIFIER	COI	JNCIL / BODY	/ PERSON	Land being subdivided is	enclosed within thick conti	nuous lines					
ROAD R-1 RESERVE No. 1		SHEPPARTO /ERCOR AUST	N CITY COUNCIL RALIA LTD	Further purposes of plar Removal of carriageway contained within Lot A	purpose easement created	in PS604349P and now					
	NOTATIO	ONS		now contained with Coc		d as E-4 in PS731264M and et, Reserve 1, Lots 432, 436,					
DEPTH LIMITATION D				now contained with Cockatoo Crescent, Robin Street, Reserve 1, Lots 432, 436, 439 and 452. Removal of Powerline purpose easement created as E-18 in PS731264M and now							
SURVEY: This plan is based on sur	/ey				rive and Lot 440. rpose easement created in 1, 438, 439, 440 and Egret						
STAGING: This is not a staged subdi Planning Permit No. 2003 This survey has been con	-236E	t marks No(s).	81 & 30	1988		ection 6(1)(K) Subdivision Act					
In Proclaimed Survey Are	a No. 39										
LEGEND: A - Appurtena	ant Easement E	Encumbering F		NFORMATION							
LEGEND. A - Appurten	ant casement c -	Efficiently E	asement R - Encumber	iling Easement (Road)							
Easement Reference	Purpose	Width (Metres)	Origi	n	Land Benefited	/ In Favour of					
E-1 CAF	RIAGEWAY	SEE DIAG	PS7312	64M	GREATER SHEPPART	FON CITY COUNCIL					
	OR ANCILLARY	SEE DIAGRA	THIS PLAN (SEC 13	1 (2)	ULBURN VALLEY REGIO	N WATER CORPORATION					
	JRPOSES RIAGEWAY	SEE DIAGRA	1909	´	GREATER SHEPPART	FON CITY COUNCIL					
SEVEN CREEKS	FSTATE - ST/	GF 15 (21	LOTS)		ΔRE	A OF STAGE - 2.199ha					
			SURVEYORS FILE REF:	3056695\/00	ORIGINAL SHEET	SHEET 1 OF 3					
spiir		26 on Vic 3632	Licensed Surveyor:	MARK C SARGENT	SIZE: A3	SHEET TOF 3					
	spiire.com		Version: 1								





APPENDIX D

ENGINEERING DETAIL PLANS

SEVEN CREEKS CORPORATION PTY LTD SEVEN CREEKS ESTATE STAGE 15 (2003-236/E)

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JENERAL NOTES

THE LOCATION OF EXISTING SERVICES SHOULD BE DETERMINED BY THE CONTRACTIOR PRIOR TO COMPRIGNARY EXCAVATION BY CONTACTING ALL LOCAL SERVICE AUTHORITES. ANY EXISTING SERVICES SHOWN ON THESE DRAWINGS ARE OFFERD AS A GLUDE ONLY AND ARE NOT GRAMANTED AS CORRECT.

ROAD CHAINAGES REFER TO ROAD CENTRELINES. CHAINAGES FOR INTERSECTIONS AND CUL-DE-SAGS REFER TO THE LIP OF KERB

 TACTILE GROUND SURFACE INDICATORS ARE TO BE INSTALLED IN ACCORDANCE WITH THE DISABILITY DISCRIMINATION ACT AND RELEVANT COUNCIL STANDARD DRAWINGS. CONTRACTOR TO PROVIDE AN ENVIRONMENTAL MANAGEMENT PLAN INCLUDING SILT AND SEDIMENT RUNGEP PROTECTION ETC. PRIOR TO THE COMMENCEMENT OF WORKS. TREES NOT SPECIFIED FOR REMOVAL ARE TO BE PROTECTED WITH APPROPRIATE EXCL FENCING PRIOR TO COMMENCEMENT OF ANY WORKS.



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FILING MATERIAL IS TO BE IN ACCORDANCE WITH THE SPECIFICATION, AS 3798–2007 & TO THE SATISFACTION OF COUNCIL AND THE SUPERINTENDENT.

10. ALL BATTERS SHALL BE 1 IN 6, UNLESS OTHERWISE SHOWN.

ALL FILING ON LOTS AND WITHIN ROAD RESERVES GREATER THAN 200mm IS TO BE OFFICE TO BY GROCOBANCE WITH AS 3798-2007. FILL AREAS ARE TO BE STRIPPED OF TOPSOIL, FILE DADA REPOLACED WITH TOPSOIL (WHERE REQUIRED) TO OBTAIN THE FINAL LEVELS SHOWN ON THE DRAWINGS.

ALL EXCAVATED ROCK AND SURPLUS SPOIL TO BE REMOVED AND DISPOSED OFF SITE UNLESS NOTED OTHERWISE.

TBM'S TO BE RE-ESTABLISHED BY THE LIKENSED SURVEYOR #FOUND TO BE MISSING AT THE COMPRICEPRY TO CONSTRUCTION, HE CONTRACTOR WILL BE RESPONSIBLE FOR CARE AND MISTRAARCE OF T.B.M.S 1 HEREATER. NO FILL OR STOCKPILING OF MATERIAL IS TO BE PLACED ON ANY RESERVE FOR PUBLIC OPEN SPACE UNLESS OTHERWISE DIRECTED OR APPROVED BY THE SUPERINTENDENT.

AT LEAST 3 DAYS PRIOR TO COMMENCING WORK ON EXCAVATIONS IN EXCESS OF 150m DEEP A MOTIFICATION STORM HUST BE SENT TO WORKNAFE. THE CONTRACTION IS TO COMPLY WITH MORKSAFE, THE MIRES TREMCHES REGULATION 1993, THE MINES ACT 1958 AND OCCUPATIONAL HEALTH AND SAFETY ACT 1995, 2004.

ALL SERVICE TRENCHES UNDER DRIVEMAY'S, FOOTPATHS AND PARKING BAY'S TO BE BACKFILLED WITH CLASS CHOSHED ROCK SERVICE TRENCHES LESS THAN TSOMM BEHND KERB AND CHANNEL OR PAYED TRAFFIC REFAS ARE ALSO TO BE BACKFILLED WITH COPPARTED CLASS 2 (ROSHED ROCK.

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SERVICE LOCATION TABLE		ROAD NAME			COCKATOO CRESCENT	EGRET DRIVE	ROBIN STREET	 TELECOMMUNICATIONS AND ELECTRICITY CABLES TO BE CONSTRUCTED IN A COMMON TRENCH IN ACCORDANCE WITH ELECTRICITY AND MATER MANK TO BE CONSTRUCTED IN A COMMON TRENCH. 	3. x = OFFSET FROM BACK OF KERB 4. EVICTURE GEOVICES ARE ADDROVAMED ONLY AND ARE TO BE COMMISSION ON SITE AT CONCEDIMENTON.	4. CAISTING SERVICES ARE APPROAITATE UNLT AND
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DRAWING SCHEDULE

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LEGEND	DESCRIPTION	WATER MAIN, VALVE AND HYDRANT	UNDERGROUND ELECTRICITY	OVERHEAD ELECTRICITY & POLE	TELSTRA & SERVICE PIT	OPTIC FIBRE	GAS MAIN	SEWER & MANHOLE	SEWER RISING HAIN	COUNCIL STORMWATER DRAIN & PIT	HOUSE DRAIN	STORMWATER DRAINAGE PIT NUMBER		DAS & WATER LUNDUITS PREFERRED CONCRETE VEHICLE CROSSING (NOT CONSTRUCTED)	CONCRETE VEHICLE CROSSING	PAVEHENT SAMOUT LINE	RIDGE / CHANGE OF GRADE LINE	SURFACE CONTOUR MINOR	SURFACE CONTOUR MAJOR	SURFALE LEVEL BATTER EVE (TOP / TOF)	FARTHWORKS GRADE	SIGN AND POST	LIGHT & POLE (BY OTHERS)	STREET SIGN	PERMANENT SURVEY MARK	TEMPORARY BENCH MARK	ROAD CHAINAGES	LOT CHAINAGE	SETOUT POINT	LIMIT OF WORKS	BATTER	EXCAVATION GREATER THAN 0.20m	FILLING GREATER THAN 0.20m	FILL EXTENTS (GREATER THAN 0.20m)	FILL EXTENTS (GREATER THAN 0.30m) CUT EXTENTS (GREATER THAN 0.20m)	TREE (& SURVEYED CANOPY) TO BE RETAINED	TREE TO BE REMOVED	VEGETATION LINE	FOOTPATH	EASEMENT	CENT RELIEF
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CR402 CR403 CR500 CR401

ALL STORWWATER DRAINS ARE TO BE CLASS '2' R.C. PIPES UNLESS OTHERWISE SHOWN. R.C. JOINTS ARE TO BE RUBBER RING JOINTED IR.R.J.J.

REFER TO WATER PLAN 18/----/2W FOR WATER TAPPING LOCATIONS. NBN IS TO BE NOTIFIED PRIOR TO PLACEMENT OF CABLE WORKS.

ALL SERVICE CONDUIT TRENCHES UNDER ROAD PAVEHENTS TO BE BACKFILLED ACCORDANCE WITH RELEVANT MUNICIPALITY OR ROAD AUTHORITY SPECIFICATIO

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spiire	144 Welsford Street Shepparton

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	Designed M.I.SMAIL	Authorised

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SEVEN CREEKS ESTATE	Checked B.IBBS	Date IE SEP 2018
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SEVEN CREEKS ESTATE STAGE 15 (2003-236/E) ROAD & DRAINAGE FACE SHEET	GREATER SHEPPARTON CITY COUNC SEVEN CREEKS CORPORATION PTY	PRELIMINARY 300
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ESTATE	B.IBBS	SEP 2018

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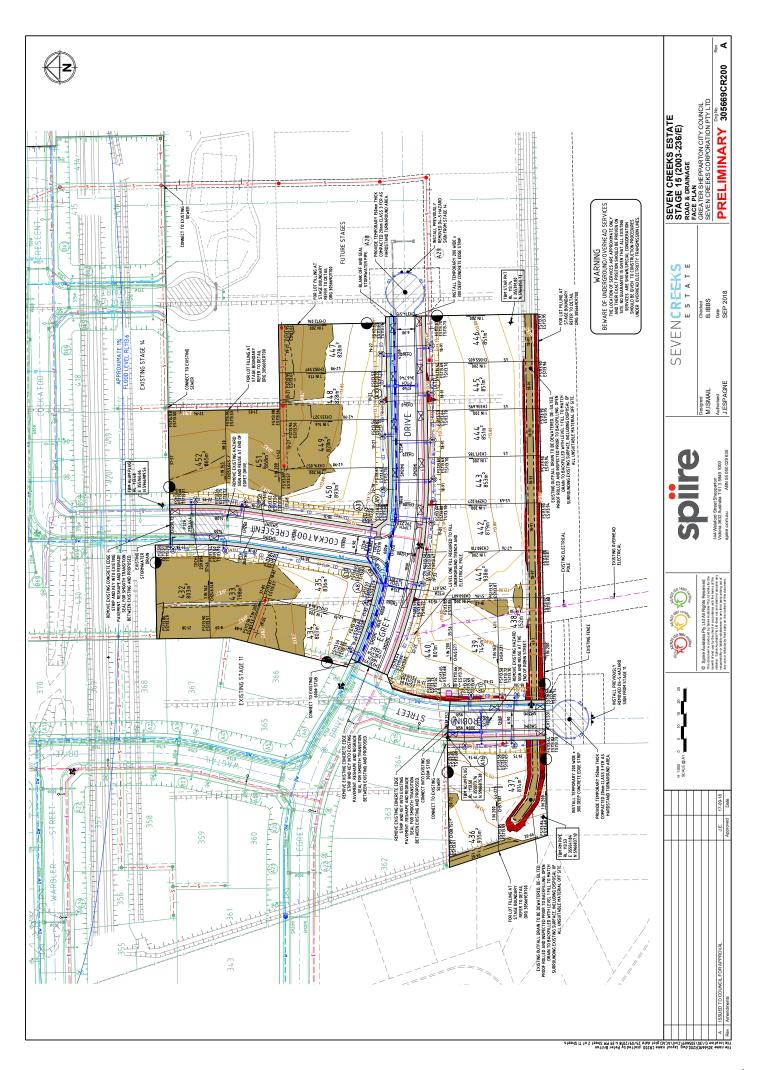
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WHERE PAVEMENT IS CONSTRUCTED ON FILLING, FILL MATERIAL IS TO BE APPROVED BY THE SUPERNITENDENT AND COUNCIL, FILLING TO BE CONSTRUCTED IN COMPACTED LAYERS ISOMN THICK WITH COMPACTION ACHEVING 95% AUSTRALIAN STANDARD DENSITY.

WHEN PAVEMENT EXCAVATION IS IN ROCK, ALL LOOSE MATERIAL INKLUDING ROCKS AND ALCAY) MIST BE REMOVED. THE SUB-GRADE MIST THEN BE REGULATED WITH COUNCL.

ARCHOTOLED AFTERAL.





SEVEN**CREEKS**ESTATE